

Notice of Application



Development Services Department
1775 12th Ave. NW, P.O. Box 1307
Issaquah, WA 98027
425-837-3100
DSD@issaquahwa.gov

Project Name: Solway (a.k.a Issaquah Townhomes)
Application: May 25, 2016
Application Complete: June 8, 2016
Notice of Application: June 9, 2016

Notice of Application Public Comment Period:
June 9 to June 24, 2016
(See Public Comment below for more information)

PROJECT INFORMATION

File Number(s): AAS16-00014 (related to ASDP16-00003 Administrative Site Development Permit for the residential development)

Project Description: New development consisting of eleven (11) townhome unit development is requesting to remove all existing trees on site for 0% tree retention. (See attached [Tree Removal Plan](#))

Project Location: 775 4th Ave. NW, Issaquah, WA 98027 (See attached [Vicinity Map](#))

Size of Subject Area in Acres: 0.49 **Sq. Ft.:** 21,477

Applicant: Melanie Clark, Westcott Homes
1010 Market St., Kirkland, WA 98033
Phone: 425-576-9390 ext. 204
Email: mclark@westcotthomes.com

Decision Maker: Development Services Department - Level 2 process

Required City Permits: Administrative Adjustment of Standards, Administrative Site Development Permit and SEPA

Required City Permits, Not Part of this Application: Building Permit, Site Work Permit, Landscape Permit, Preliminary Plat, Final Plat

Required Studies: Technical Information Report (TIR), Traffic Impact Scoping Memo

REGULATORY INFORMATION

Zoning: Mixed Use Residential (MUR)

Comprehensive Plan Designation: Multifamily Residential

Consistent With Comprehensive Plan: Yes

Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:
[Central Issaquah Development and Design Standards](http://www.ci.issaquah.wa.us/DocumentCenter) (Online at: <http://www.ci.issaquah.wa.us/DocumentCenter>, under the Development folder)

PUBLIC COMMENT

The application, with full size plans, is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

Written comments are due by 5:00 pm on the Public Comment Period date noted above to:

Development Services Department
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

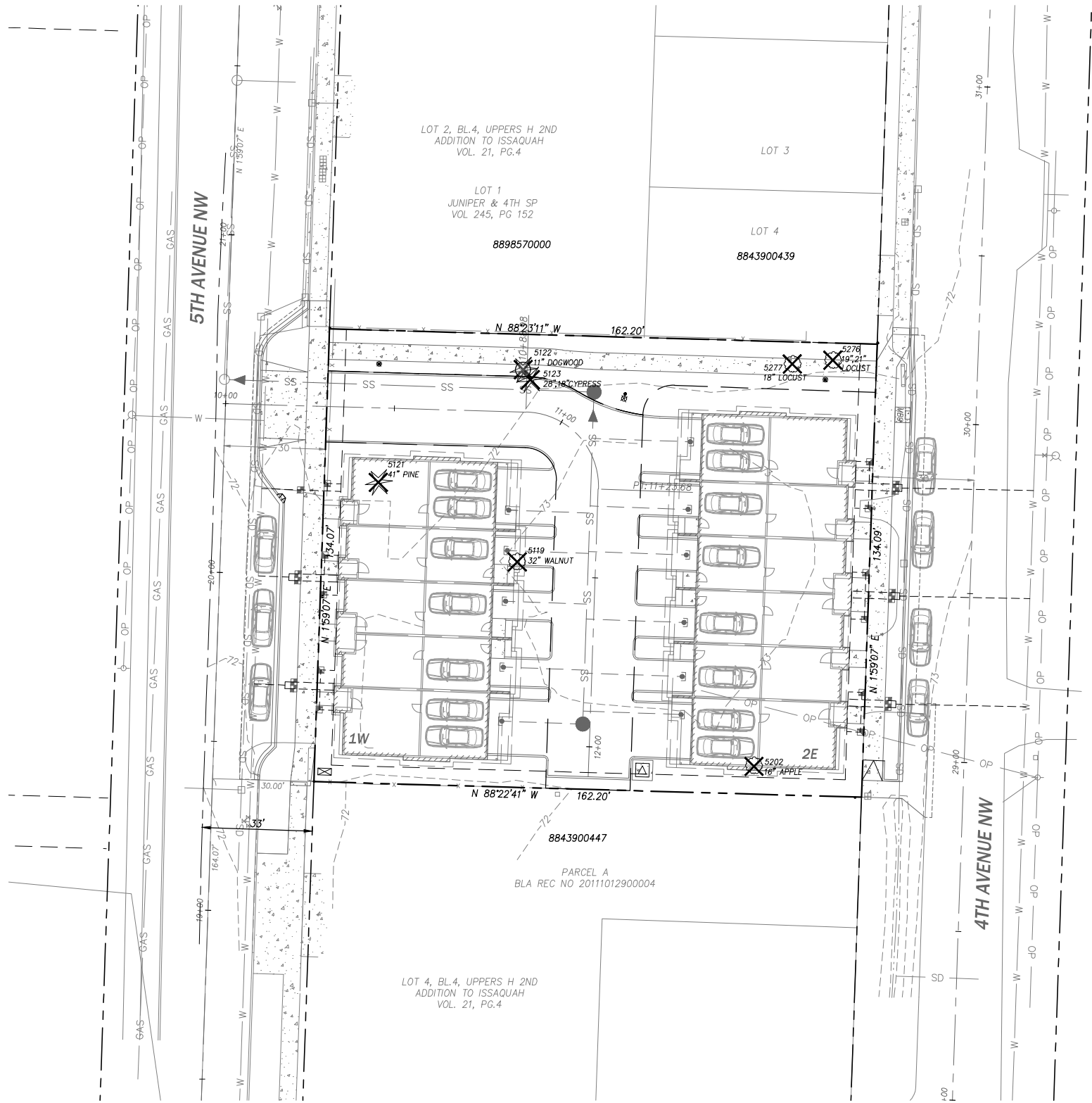
To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.

CITY CONTACT INFORMATION

Project Planner: Jennifer R. Woods, Associate Planner
Phone Number: 425-837-3086
E-Mail: JenniferRW@Issaquahwa.gov

Development Services Department:
Phone Number: 425-837-3100
E-Mail: DSD@issaquahwa.gov



LEGEND

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EXISTING TREE CLASS AND DIAMETER					
TREE NO.	SPECIES	DBH (IN)	DRIPLINE (FT)	TREE CLASS	VABLE (Y/N)
5276	BLACK LOCUST	19	24	LANDMARK	Y
		20			
5277	BLACK LOCUST	18	23	SIGNIFICANT	Y
5202	APPLE	16	14	SIGNIFICANT	Y
5119	WALNUT	32	25	LANDMARK	Y
5123	LAWSON CYPRESS	18	11	LANDMARK	Y
		28			
5121	BLACK PINE	41	18	LANDMARK	Y

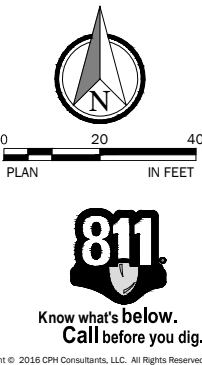
TOTAL TREE CALIPER, EXISTING 192

REQUIRED TREE RETENTION 48 25% (PER CIPDS 10.13, SEE NOTE 2)

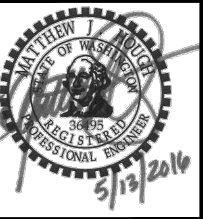
5122	PACIFIC DOGWOOD	11	8	HAZARDOUS	N
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NOTES:

- EXISTING TREE DATA SHOWN ON THIS PLAN IS PER THE TREE HEALTH ASSESSMENT PREPARED AND PROVIDED BY THE PROJECT ARBORIST, GREENFOREST, INC. (APRIL 25, 2104).
- THE REQUIRED TREE RETENTION VALUE SHOWN IS THE STANDARD PROVIDED BY THE CENTRAL ISSAQUAH PLAN DEVELOPMENT STANDARDS (CIPDS) SECTION 10.13. THIS STANDARD TREE CALIPER REQUIREMENT IS PROPOSED TO BE ACHIEVED BY MEANS OF TREE REPLACEMENT IN ACCORDANCE WITH THE RATIOS PROVIDED BY CIPDS 10.14 AS ALLOWED BY AN APPROVED ADMINISTRATIVE ADJUSTMENT TO STANDARDS. SEE LANDSCAPE PLANS FOR REPLACEMENT TREES.



NO.	DATE	REVISION	BY	CHK.
1	5/13/16	ASDP RESUBMITAL	RAS	MJH



SOLWAY

ADMINISTRATIVE SITE DEVELOPMENT PERMIT

TREE RETENTION PLAN

CITY OF ISSAQUAH WASHINGTON

CLIENT

1404-WLD
ISSAQUAH TOWNHOMES, LLC

1010 MARKET STREET
KIRKLAND, WA 98033
CONTACT: MELANIE CLARK
PHONE: (425) 576-9390

CPH
CONSULTANTS

Site Planning • Civil Engineering
Land Use Consulting • Project Management

11431 Willows Rd. NE, Suite 120
Redmond, WA 98052
Phone: (425) 285-3390 | FAX: (425) 285-2389
www.cphconsultants.com

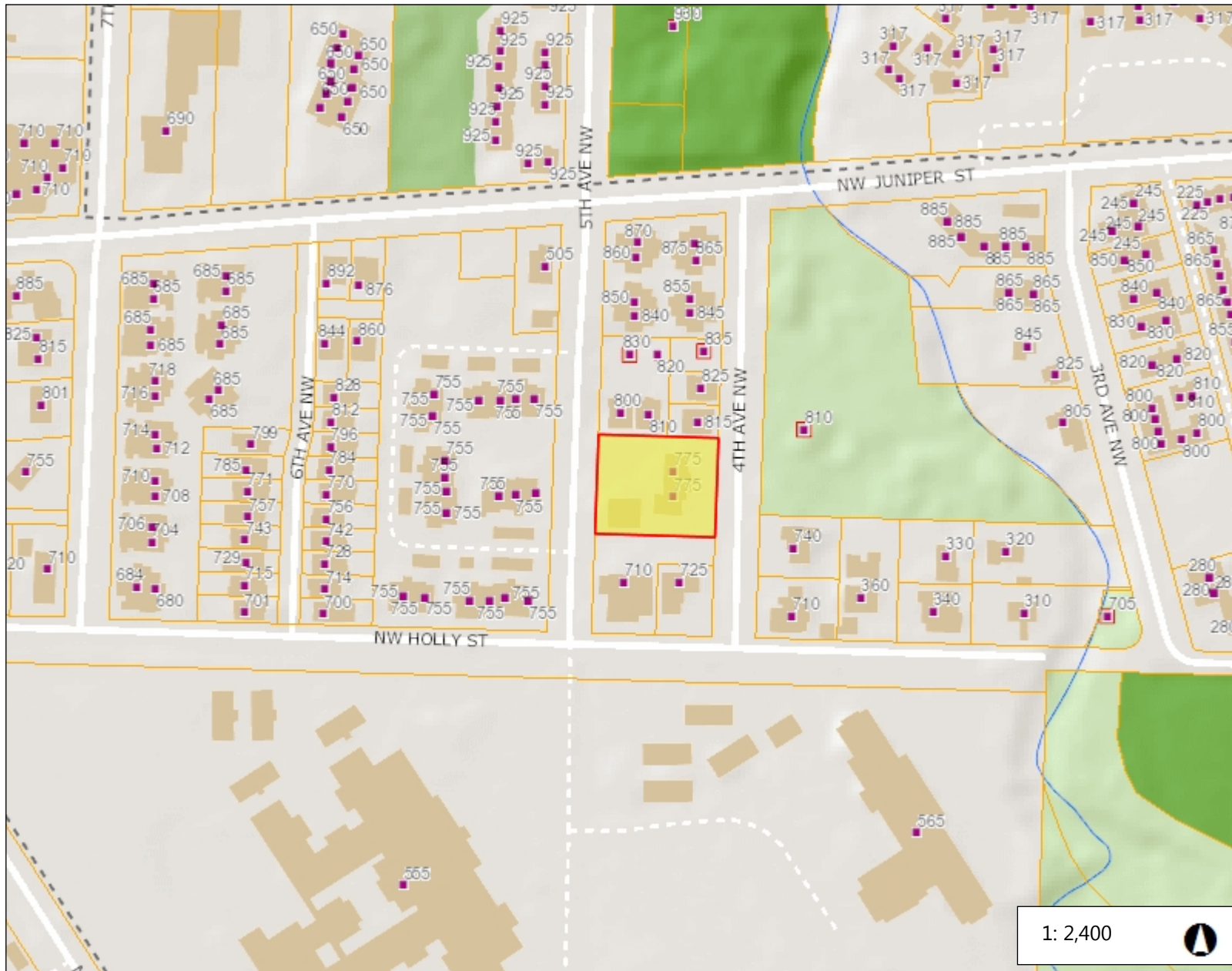
PROJECT NO.
0054-15-022

DRAWING
FIGURE 3

SHEET 1 OF 1



Vicinity Map for 775 4th Ave. NW



Legend

- Site Addresses
- Parcels
- Issaquah City Limits
- Streets
 - STREET
 - HIGHWAY
 - RAMP
 - WALKWAY
 - DRIVEWAY; ACCESS; RETAIL AC
- Trails
- Railroad
- Water Bodies
- Streams
- Buildings
 - BUILDING FOOTPRINT
 - TEMPORARY PLACEHOLDER
- Parks - Open Space - NGPE
 - PARK
 - PARK/OPEN SPACE
 - OPEN SPACE
 - NGPE
 - STATE PARK

400.0 0 200.00 400.0 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.